



**TOWN OF GRAFTON
ZONING BOARD OF APPEALS**

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**MINUTES
ZONING BOARD OF APPEALS
THURSDAY, JUNE 30, 2016
CONFERENCE ROOM A
AT THE MUNICIPAL CENTER**

A meeting of the Zoning Board of Appeals was held on Thursday, June 30, 2016 in Conference Room A at the Municipal Center.

Members present: Mr. William McCusker-Chairman, Mr. Robert Nault-vice Chairman, Mr. Elias Hanna, Mr. William Yeomans-Alternate Member, Ms. Kay Reed-Alternate Member and Mr. Robert Berger – ZEO.

Meeting called to order at 7:30 p.m. Chairman appoints Mr. Yeomans and Ms. Reed as voting members on all cases at this meeting.

7:30 p.m. –High Point Estates

Meeting regarding the decision regarding the waiver for the retaining wall. The Zoning Board of Appeals determined the change was insubstantial, per the conditions on the draft decision dated 6/6/16. Attorney Goldstein presented the Board with the final decision. Motion made by Mr. Hanna and 2nd by Ms. Reed to accept the final decision. On a roll call vote: Mr. Yeomans – yes; Mr. Nault – yes; Mr. Hanna – yes; Ms. Reed – yes; Chairman – yes. 5-yes, 0-no motion passed.

The 6' retaining walls for lot #38, house #36 High Point Drive needs to be approved. The plans for the 2, 6' retaining walls on the lot will require some sort of guard rail or fence, not hedges or bushes at the top of the retaining wall. The walls will be architecturally engineered, will match the other walls in the development, and will be rubble stone wet set retaining walls. The wall will have to have a fence on the top of them. The fence can be hidden behind shrubs or bushes, but the shrubs or bushes cannot be the fence. The steps will be parallel with the foundation towards the driveway and have a 48" landing out the front door. The house shares a common driveway and the homeowner will turn left into the driveway off the common driveway. The walls will each have a 4' depth footing.

Motion made by Mr. Nault and 2nd by Ms. Reed to accept the wall design C-1 dated 6/12/2016.
On a roll call vote: Mr. Yeomans – yes; Mr. Nault –yes; Mr. Hanna- yes; Ms. Reed – yes; Chairman – yes.
5-yes, 0-no, motion passed.

Mr. Hingorani states that he is trying to get the roads accepted by the town in October. Chairman McCusker has spoke to the Joe Laydon, the Town Planner, and Ann Morgan, Assistant Town Planner regarding this development. Chairman informs Mr. Hingorani that he should communicate directly with the Town Planner regarding the roads.

8:00 p.m. – 53 Providence Road – Special Permit/Variance

Chairman reads legal notice and rules of order. The Board introduces themselves.
Chairman clarifies with Mr. Berger, the Zoning Enforcement Officer as to why the applicant needs to request a Special Permit and a Variance at the same time. Mr. Berger states that because the applicant's addition is infringing further on the non-conformity, they also need a variance.

Katrina Breen, 53 Providence Road, Grafton, the owner of the residence, would like to make the single family home into a duplex; we originally wanted to make an in-law apartment, but discovered we could actually make a duplex instead. I would be adding a 2 story 1,200 square foot structure off the back of the current structure.

Tom O'Conner- Contractor for Katrina Breen, said there is ledge in the back of the house and if they moved the addition further in, they would lose the rear egress of the house.

Mr. Yeomans asks if they change the design to add a breezeway or mudroom so they can move the addition over and not infringe any further on the side setback, then they would only require a Special Permit and no Variance.

Chairman states that we can act on the Special Permit then we need to act on the Variance. We can continue the hearing and get new drawings, how long will that take?

Chairman asks if anyone would like to speak for or against the applicant.

Ms. Mary Rose of 55 Providence Road, Grafton. They are very good neighbors and support their desire for the addition.

No one to speak against the applicant.

Motion made by Mr. Hanna and 2nd by Mr. Nault, to continue this hearing until Thursday, August 25 at 7:30 p.m. On a roll call vote: Mr. Yeomans – yes; Mr. Nault – yes; Mr. Hanna – yes; Ms. Reed – yes; Chairman – yes. 5-yes, 0-no, motion passed, case continued to Thursday, August 25, 2016.

Meeting Minutes

Motion made by Mr. Hanna and 2nd by Ms. Reed to accept the minutes of 6/2/2016 as amended. 5-yes, 0-no. Motion passed, meeting minutes approved.

Motion made by Mr. Hanna and 2nd by Mr. Nault to adjourn meeting. On a vote of 5-yes, 0-no, motion passed, meeting adjourned at 8:36 p.m.

Respectfully submitted by:
Katrina Koshivos


- Clerk